Karen Johnson Davidson County
Batch# 976520 DEEDQC
03/03/2023 08:04:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230303-0015203

This transfer is exempt from the recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

his Instrument Prepared By:
. Francene Kavin, Attorney
110 Maryland Way., Ste. 120
rentwood, Tennessee 37027
15) 371-0800

EXECUTOR'S DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
RWJ Partners **635 3rd Avenue South** **Nashville, TN 37210**	**Owner**	**Map 93-11-123**

WITNESSETH:

I, **Robert T. Shuler**, Executor of the Estate of Dorcas Herron Shuler, deceased, (Probate Court of Williamson County, Tennessee, (P10876), as the Grantor herein, for and in consideration of the devises and bequests made and the duties and powers conferred upon the said Executor in the said Estate of Dorcas Herron Shuler, deceased, by these presents hereby does quitclaim, transfer and convey the land herein described to **RWJ Partners**, a Tennessee general partnership, Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows, to wit:

Parcel No. 1: Land in the 13th Ward of the City of Nashville, Tennessee, being Lot "B" of No. 25 in Campbell's Addition to South Nashville, and in accordance with the Plan in Minute Book "A" on page 18 of the Chancery Court at Nashville. Said Lot "B" fronts 30 feet on the westerly side of 3rd Avenue So., formerly South College Street, and extends back westwardly between parallel lines and with the northerly margin of Elm Street 138 feet and 6 inches to an alley.

Parcel No. 2: Land in the 13th Ward of the City of Nashville, Tennessee, being part of Lot "A" of No. 25 in Campbell's Addition to South Nashville, in accordance with the plan in Minute Book "A" on page 18 of the Chancery Court at Nashville. Said portion of Lot "A" fronts 2 feet on the westerly side of 3rd Avenue So., and extends back between parallel lines, with the northerly line of Lot "B" 138 feet and 6 inches to an alley.

Parcel No. 3: A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Lot a of Block No. 25 in Campbell's Addition to South Nashville of record in Minute Book "A", page 18, July term of the Chancery Court in 1846, fronting 31 ½ feet on the West of South College Street and extending back westerly between parallel lines 138 ½ feet, more or less, to an alley and more particularly described as follows: Beginning at a point in the west margin of College Street at a point 32 feet North of the North margin of Elm Street, and running thence southerly with College Street 31 feet and6 inches to a point; thence West 138 ½ feet to an alley; thence South with said alley 31 ½ feet to a point 32 feet North of Elm street; thence 138 ½ feet, more or less, to the beginning.

Being the same property conveyed to Cecil M. Shuler by Warranty Deed from E. L. Geistman Co., Inc. of record in Book 5619, page 806, Register's Office, Davidson County, Tennessee. The said Cecil M. Shuler having since died on October 20, 2012.

Also being the same property conveyed to Dorcas Shuler by Quitclaim Deed from Cecil M. Shuler dated January 13, 1995 of record in Book 9575, page 726, Register's Office, Davidson County, Tennessee. Dorcas Shuler died testate on October 2, 2019. Her Will was probated in the Chancery Court for Williamson County, Tennessee and her estate was opened on February 25, 2020; the said Grantor herein being appointed as the Executor of the Estate of Dorcas Herron Shuler.

This is improved property known as 635 Third Avenue, South, Nashville, Tennessee

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of February, 2023.

GRANTOR:

Robert T. Shuler, Executor of the Estate of Dorcas Herron Shuler, deceased

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert T. Shuler, Executor** of the Estate of Dorcas Herron Shuler, deceased, with whom I am personally acquainted and who (upon oath) acknowledged that as such Executor, he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2023.

DONITA M GRUBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Notary Public

My Commission Expires: _____